

Bullhead Ranch-Lease #10777

State of Montana-DNRC, Pondera County

Location: 15 miles northeast of Conrad MT, Pondera County

Acreage: 2,223.30 acres

Minimum Bids:

- *362.51 acres irrigated cropland-\$65.00/acre minimum cash lease bid.
- *572.15 acres dry cropland-\$30.00/acre minimum cash lease bid.
- *182.42 acres CRP-\$15.00/acre minimum cash lease bid.
- *11.76 acres dry land hay-\$20.00/acre minimum cash lease bid.
- *1,086.46 acres native/tame grazing land, \$19.57/AUM minimum bid.
- *8.00 acres Ag. Building Site-2 shops, 10 Grain Bins-\$100.00/year minimum cash lease bid.

72.00 acres Upland Game Bird Habitat Program - Withheld from the lease.

Carrying Capacity: 1,086.46 \pm acres of grazing lands are estimated to have an initial carrying capacity of 443 AUMs. The minimum bid is \$19.57/AUM. Stubble aftermath AUMs are included in the cropland cash lease. Aftermath grazing rates cannot exceed 0.30 AUMs per acre for irrigated cropland and 0.10 AUMs per acre for dry cropland.

CRP:

There are four CRP contracts, three expire on 09/30/2017 and one expires on 09/30/2021. The lessee would receive 100% contract share payment from the FSA.

Stock water: One water well on the property is developed for a winter water system around the farmstead. Other water is seasonally available from Bullhead Creek and irrigation ditches. There are also two undeveloped springs.

Irrigation: 390 water shares in the Pondera County Canal and Reservoir Company (PCCRC - Valier, MT). The water source for the irrigation is the PCCRC via Lake Francis. Irrigation water is delivered to the farm by a series of irrigation ditches. Irrigation is from wheel lines and one center pivot. Above ground irrigation equipment (pivot, wheel lines, pumps) are not included. Irrigation equipment maybe available for purchase from the previous lessee/owner.



Bullhead Ranch

Improvements: Farmstead contains 2 houses (that will be demolished), water well, telephone services, electric service, 10 grain bins with 37,000 bushel storage, 2 – large metal shops. There is a 4 strand barbed-wire fence around the perimeter of the property. CRP, crop land, and grazing land are fenced into several pastures to allow for livestock rotations. Lessee will be required to develop a weed, fencing and grazing plan. Lessee will be required maintain the existing improvements.

Information: For further information, please contact the DNRC-Conrad Unit Office @ (406) 278-7869

Bid Packets: May be obtained in person at the DNRC- Conrad Unit Office located in the Pondera Village Shopping Center in Conrad, or by calling (406) 278-7869

<http://dnrc.mt.gov/divisions/trust/agriculture-and-grazing/vacant-tracts-open-for-bid>

<u>TWN</u>	<u>RNG</u>	<u>SEC</u>	<u>Description</u>	<u>Acres</u>
30N	3W	3	Lot 4	40.51
30N	3W	4	Lots 1-4, S2NW4, SW4, SW4NE4, N2SE4NE4, W2SE4, SE4SE4	582.80
30N	3W	5	Lots 1, 2, S2NE4, S2S2, N2SW4 South of Irr. Canal, N2SE4 Less Wildlife Hab. Proj. Area	421.35
30N	3W	8	N2, N2S2	480.00
30N	3W	9	W2NE4, NE4NE4, NW4, W2SW4, PT. E2SW4	418.64
31N	3W	33	SW4, S2SE4, NW4SE4	280.00
Total Acres				2,223.30



BULLHEAD RANCH LEASE #10777

31N 3W

Upland Gamebird
Habitat Program
Withheld from the Lease.

BULLHEAD RD

BLUE HERON LN

30N 3W

TRUNK BUTTER RD

DRIVEWAY

